082.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	802,300 / 802,300
					USE VALUE:	802,300 / 802,300
					ASSESSED:	802,300 / 802,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FALLER JEREMY R & MICHELLE L
Owner 2:	
Owner 3:	
Street 1:	59 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YI SONIA -
Owner 2:	COOK JASON E -
Street 1:	59 BLOSSOM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4731.000	408,900		393,400	802,300
Total Card	0.109	408,900		393,400	802,300
Total Parcel	0.109	408,900		393,400	802,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.29 /Parcel: 514.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50633

GIS Ref

GIS Ref

Insp Date 11/01/18

!6626!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	408,900	0	4,731.	393,400	802,300		Year end	12/23/2021
2021	101	FV	397,300	0	4,731.	393,400	790,700		Year End Roll	12/10/2020
2020	101	FV	397,300	0	4,731.	393,400	790,700	790,700	Year End Roll	12/18/2019
2019	101	FV	298,700	0	4,731.	387,700	686,400	686,400	Year End Roll	1/3/2019
2018	101	FV	327,200	0	4,731.	297,800	625,000	625,000	Year End Roll	12/20/2017
2017	101	FV	327,200	0	4,731.	281,000	608,200	608,200	Year End Roll	1/3/2017
2016	101	FV	327,200	0	4,731.	258,500	585,700	585,700	Year End	1/4/2016
2015	101	FV	304,700	0	4,731.	241,600	546,300	546,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:13:34

LAST REV

Date	Time
07/22/19	14:15:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6626

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YI SONIA,	55239-355		8/25/2010		562,000	No	No		
BRESLIN DANIEL	47294-82		4/18/2006		555,000	No	No		
THOMPSON GLADYS	22669-315		11/30/1992		176,500	No	No		Y

USER DEFINED

Prior Id # 1:	50633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2016	1013	Re-Roof	9,550		7/21/2016			Strip and re-roof.
6/3/2016	722	Solar Pa	3,420					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Meas/Inspect	DGM	D Mann
10/20/2018	TTL REFUSAL	HS	Hanne S
2/26/2009	Measured	189	PATRIOT
8/14/2006	MLS	HC	Helen Chinal
3/1/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1989		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4731		Sq. Ft.	Site		0	70.	1.19	6									393,350						393,400	

Total AC/HA:	0.10861	Total SF/SM:	4731	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 393,350	Spl Credit	Total: 393,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32307684
Const Adj.:	0.99989998
Adj $ / SQ:	178.598
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458413
Depreciation:	49509
Depreciated Total:	408904

COMMENTS

NC=CHK INTER WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

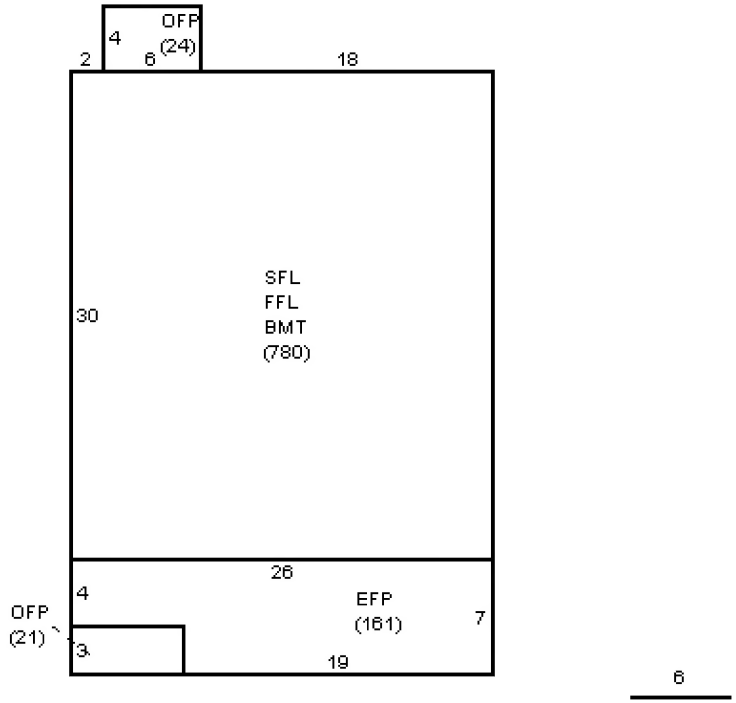
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.46
Special Features:	0	Val/Su Net:	160.60
Final Total:	408900	Val/Su SzAd	262.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	53.580	41,792
FFL	First Floor	780	178.600	139,306
SFL	Second Floor	780	178.600	139,306
EFP	Enclos Porch	161	44.130	7,105
OFP	Open Porch	45	44.000	1,980

Net Sketched Area:	2,546			Total:	329,489
Size Ad	1560	Gross Area	2546	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc